

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
MAY 2, 2007  
COMMITTEE ROOM, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BLDG  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.***

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: TRACY ELLIOT-YAWN

- ITEM-1:     **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**
- ITEM-2:     **REQUESTS FOR CONTINUANCES.**
- ITEM-3:     **ITEMS TO BE PLACED ON CONSENT AGENDA.**
- ITEM-4:     **40 BONAIR STREET MAP WAIVER- PROJECT NO. 119128**  
City Council District:  J Plan Area:  La Jolla

**STAFF:       Jeffrey Peterson**

Coastal Development Permit to amend Coastal Development Permit No. 235119, a Map Waiver to waive the requirement for a Tentative Map to create four condominium ownerships from a four unit residential building that is currently under construction (Building Permit No. 239274 which was issued on April 7, 2006 ) and to waive the requirement for undergrounding overhead utilities within the public right-of-way. An amendment to the previously approved Coastal Development Permit is required for the proposed subdivision to create four condominium ownerships. The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The 0.103-acre development site is located at **401 through 407 Bonair Street**, west of La Jolla Boulevard, in the RM-3-7 Zone within the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, and Parking

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Impact Overlay Zone, Residential Tandem Overlay Zone, Transit Area Overlay Zone, La Jolla Community Planning Area, and Council District 1. Exempt from environmental. Report No. HO-07-082

**RECOMMENDATION:**

Approve

ITEM-5: **377 BONAIR STREET MAP WAIVER- PROJECT NO. 119133**  
City Council District: 3 Plan Area: La Jolla

**STAFF: Jeffrey Peterson**

Coastal Development Permit to amend Coastal Development Permit No. 201306, a Map Waiver to waive the requirement for a Tentative Map to create four condominium ownerships from a four unit residential building that is currently under construction (Building Permit No. 239248 which was issued on March 27, 2006 ) and to waive the requirement for undergrounding overhead utilities within the public right-of-way. An amendment to the previously approved Coastal Development Permit is required for the proposed subdivision to create four condominium ownerships. The proposed project will conform to the Council Policy 900 14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The 0.103-acre development site is located at **377 through 383 Bonair Street**, west of La Jolla Boulevard, in the RM-3-7 Zone within the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Overlay Zone, Transit Area Overlay Zone, La Jolla Community Planning Area, and Council District 1. Exempt from environmental. Report No. HO-07-083

**RECOMMENDATION:**

Approve

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ITEM-6:       **HOME STRETCH RECOVERY - PROJECT NO. 87878**  
City Council District: 3 Plan Area: Mid-Cities Communities

**STAFF:        Paul Godwin**

Conditional Use Permit to allow an existing residential care facility to increase from 6 beds to 12 beds. The 0.21-acre project site is located at **4989 El Cajon Boulevard** at the southwest corner of El Cajon Boulevard and 50<sup>th</sup> Street, within the CU-2-3 Zone of the Central Urbanized Planned District, in the City Heights neighborhood of the Mid-City Communities Plan area.  
Exempt from environmental. Report No. HO -07-072

**RECOMMENDATION:**  
Approve

ITEM-7:       **COMDEN RESIDENCE- PROJECT NO. 120231**  
City Council District: 1 Plan Area: La Jolla

**STAFF:        Glenn Gargas**

Coastal Development Permit to construct a 356 square-foot addition to an existing single family residence, which is approximately 2,590 gross square feet, with an attached two-car garage on a 5,980 square-foot property. The project site is located at **7126 Monte Vista Avenue**, in the RSI- 7 Zone, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, and Parking Impact Overlay Zone and within the La Jolla Community Planning Area.  
Exempt From environmental. Report No. HO-07-093

**RECOMMENDATION:**  
Approve